

City of Bellevue, Development Services Department P.O. Box 90012, Bellevue, WA 98009-9012 (425) 452-6800 Fax (425) 452-5225

# SHORELINE MANAGEMENT ACT OF 1971 PERMIT FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

**CITY FILE NO.** 15-106609-WG

**DATE OF APPLICATION: 3/2/2015** 

DECISION: Approved
DATE OF DECISION: 6/4/2015
APPEAL DEADLINE: 6/25/2015

Pursuant to Chapter 90.58 RCW, this permit is hereby granted to Chris Ackerman, JPC Architects to undertake the following development: Replacement of an existing wood canopy over a building entry with a new steel and glass canopy, walkway, and handrails upon the property located at 1715 114<sup>th</sup> Avenue SE

The project is located in or within 200 feet of **Lake Washington**, a "Shoreline of Statewide Significance" (RCW 90.58.030), and/or its associated wetlands. These areas are within the Shoreline Overlay District of the City of Bellevue, Land Use Code 20.25E. This proposal conforms to the applicable shoreline master program provisions found in the attached staff report.

Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions:

Any temporary disturbance is required to be restored with vegetation per the planting established for zones 1 and/or 6 as found in the Bellefield Vegetation Management Plan established under permit 13-112477-LO. The planting is required to be shown on the plans for the associated building permit 15-111459-BW.

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the "date of filing," as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D). Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board by the appeal deadline stated above.

6/4/2015

Date

City of Bellevue, Land Use Division



# Bellevue Office Park Key Site Plan



## **Sheet Index**

Canopy Sections and Elevations Exterior Elevations

# **Scope of Work:**

THE SCOPE OF WORK INCLUDES, BUT NOT LIMITED TO THE FOLLOWING AND SHALL BE ALL INCLUSIVE OF ALL DRAWINGS INCLUDED IN THE SET: DEMOLISH EXISTING FRONT ENTRY DOORS, METAL RAILINGS, AND CANOPY ROOF STRUCTURE. PROVIDE NEW STEEL FRAME AND GLASS CANOPY, METAL CABLE RAIL GUARD AND HAND RAILINGS TO ENTRY.

### **Code Information:**

PROJECT ADDRESS: WOODRIDGE BUILDING 1715 114TH AVENUE SE APPLICABLE EDITIONS OF BUILDING CODES: 2012 INTERNATIONAL BLDG CODE (IBC), WAC 51-50 BELLEVUE, WASHINGTON 98004 FIRE CODE 2012 INTERNATIONAL FIRE CODE (IFC), CONSTRUCTION TYPE: INCL. APPENDIX B&C

ENERGY CODE 2012 WASHINGTON STATE ENERGY CODE SPKR-TYPE: NON-SPRINKLERED (WSEC), WAC 51-11 MECHANICAL 2012 INTERNATIONAL MECHANICAL CODE (IMC),

2008 NATIONAL ELECTRICAL CODE (NEC) (NFPA 70) + PART 1 AND PART 3, 2009 WASHINGTON CITIES ELECTRICAL CODE WITH APPLICABLE RW 19.28 & WAC 296-46B SPKR-TYPE: NON-SPRINKLERED 51-56 & 51-57 INCL. APPENDIX CHAPTERS

& L - EXCL. SECTIONS L5-L7 & "LAWN

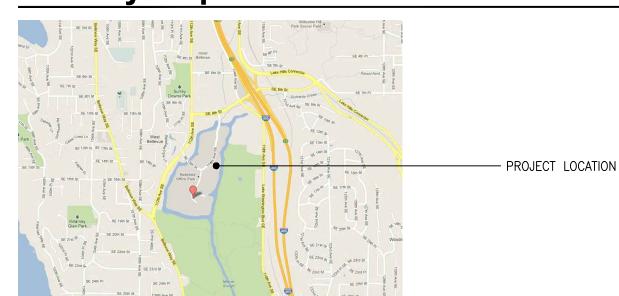
SPRINKLER HEAD" FROM TABLE 6-4 OF APPENDIX L ZONING CODE CITY OF BELLEVUE B - BUSINESS ACCESSIBILITY 2009 ICC A117.1

# SQUARE FOOTAGE: (APPROX.) PERMITTED AREA: 1,333 SF **Legal Description:**

CONSTRUCTION TYPE:

TAX PARCEL #: 066288-0020 BELLEFIELD OFFICE PARK - BSP TGW UND INT IN TRACT A THRU J NE 1/4 AND THE SE 1/4 SEC. 5, TWP. 24N., RGE. 5E., W.M. CITY OF BELLEVUE, KING COUNTY, WASHINGTON

# **Vicinity Map:**



# **Project Team:**

# **Property Owner:**

TALON PRIVATE CAPITAL
720 OLIVE WAY
SUITE #1020
SEATTLE, WASHINGTON 98101
(206) 607-2550

CHARLIE FOUSHEE foushee@talonprivate.com

# **Property Manager:**

PINNACLE COMMERCIAL 11400 SE 8TH STREET SUITE 400 BELLEVUE, WASHINGTON 98004 (425) 453-5737

EJ MALONEY emaloney@pinnaclefamily.com SHAWN SAFAVI ssafavi@pinnaclefamily.com

### Structural Engineer:

DCI ENGINEERS
818 STEWART STREET,
SUITE #1000
SEATTLE, WA 98101 (206) 332-1900JOSEPH GLASER

jglaser@dci-engineers.com

# **Architect:**

JPC ARCHITECTS, PLLC 909 112TH AVENUE NE SUITE #206 BELLEVUE, WASHINGTON 98004 (425) 641-9200

# **General Contractor:**

CHRIS ACKERMAN — EXT. 303 chrisa@jpcarchitects.com

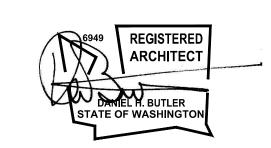
JTM CONSTRUCTION 800 MAYNARD AVENUE SOUTH SUITE #101 SEATTLE, WASHINGTON 98134 (206) 587-4000 STATE:: #600176606 CITY.:#66909 CORY ANDERSON canderson@jtm—construction.com DEREK DEETER ddeeter@jtm-construction.com

### Landscape Design:

INTEGRATED SITE DESIGN 12743 26TH AVE. NE SEATTLE, WASHINGTON 98125 (206) 363-9049 RAY ROBINSON r.robinson@i-s-d.com

Bellefield Office Park Woodridge Building 1715 114th Ave SE Bellevue, WA 98004

DRAWN CHECKED 15-0083



02-27-2015 Shoreline Permit

Cover Sheet & Site Plan

A-0.0

UNFIN

UNO

ven Vert Vesti

W/O WT UNFINISHED

VENEER VERTICAL

VESTIBULE

WOOD

WITHOUT

WEIGHT

UNLESS NOTED OTHERWISE

VINYL COMPOSITION TILE

VINYL WALL COVERING

### General Notes:

- 1. REFER TO BASIC BUILDING SPECIFICATIONS, REQUIREMENTS AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.
  - 2. ALL WORK SHALL CONFORM TO APPLICABLE CURRENT FEDERAL, STATE AND LOCAL CODES. THE CONTRACTOR IS TO PROVIDE FOR ALL REQUIRED NOTIFICATION OF AND COORDINATION WITH CITY AND STATE AGENCIES, AND PROVIDE REQUIRED PERMITS. ALL TESTS AND INSPECTIONS ASSOCIATED WITH OBTAINING APPROVALS TO PROCEED WITH AND COMPLETE THE WORK SHALL BE PAID FOR BY THE CONTRACTOR.
  - THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY OR REASONABLY INFERABLE AS BEING NECESSARY FOR THE EXECUTION OF THE WORK. BY SUBMITTING A PROPOSAL, THE CONTRACTOR REPRESENTS THAT THOROUGH EXAMINATION OF THE SITE AND ALL EXISTING CONDITIONS AND LIMITATIONS HAVE BEEN MADE AND THAT THE CONTRACT DOCUMENTS HAVE BEEN EXAMINED IN COMPLETE DETAIL, AND THAT IT IS DETERMINED BEYOND DOUBT THAT THE DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS ARE SUFFICIENT, ADEQUATE AND SATISFACTORY FOR CONSTRUCTION OF THE WORK. WHERE MINOR ADJUSTMENTS TO THE WORK ARE NECESSARY FOR THE PURPOSES OF FABRICATION AND INSTALLATION OF ITEMS, OR RESOLUTIONS OF CONFLICTS BETWEEN ITEMS, WITHIN THE INTENT OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE SUCH ADJUSTMENTS AT NO ADDED EXPENSE TO THE OWNER. WHERE SUCH MINOR ADJUSTMENTS AFFECT FUNCTIONAL OR AESTHETIC DESIGN OF THE WORK, THEY SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
  - THE CONTRACTOR SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK, SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES. NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.
  - 6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.
  - SHALL BE SUBMITTED TO ARCHITECT IN WRITING FOR APPROVAL.

    7. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER

CONTRACTOR SHALL ADHERE TO ALL BUILDING STANDARDS. ANY CHANGES TO SAME

- 7. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION. (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).
- CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR IS NOT TO SCALE OFF DRAWINGS.
- 9. CONTRACTOR SHALL PROVIDE 18-GAUGE SHEET METAL BACKING IN PARTITIONS FOR ALL WALL-MOUNTED FIXTURES AND DEVICES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- 10. ALL FLOORS SHOULD BE LEVEL AND NOT VARY MORE THAN 1/4" IN 10'-0". THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONDITIONS THAT DO NOT MEET THIS STANDARD.
- 11. ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.
- 12. ALL FIREPROOFING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH ORIGINAL FIRE PROTECTION LEVELS. (OBTAIN REQUIRED APPROVALS AND TESTING).
- 13. THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL PERSONNEL, PASSERSBY OR VISITORS TO THE SITE FROM HARM AND INJURY. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT INSTALLED DURING CONSTRUCTION. CAREFULLY MAINTAIN AND PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.
- 14. EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- 15. ALL EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT AND SERVICES DISRUPTED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED AND REPLACED UNLESS NOTED OTHERWISE. FIRE/LIFE SAFETY SYSTEMS TO BE MAINTAINED DURING CONSTRUCTION.
- 16. INSTALLATION OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING, EXCEPT WHERE NOTED OTHERWISE. FILL ALL HOLES AND VOIDS IN FLOORS, WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK, AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE THE FINISH INDICATED.
- 7. OPENINGS REQUIRED FOR NEW WORK THAT PENETRATES EXISTING STRUCTURE SHALL BE COORDINATED WITH OWNER PRIOR TO COMMENCING THE WORK. ANY OPENING OVER 2" IN DIAMETER SHALL BE REVIEWED AND APPROVED BY OWNER. THROUGH CONCRETE SLABS OR WALLS, OR MASONRY WALLS, ALL ROUND HOLES SHALL BE CORE DRILLED WITH A DIAMOND DRILL AND ALL RECTANGULAR OPENINGS SHALL BE CUT WITH A DIAMOND SAW. IN NO CASE SHALL ANY STRUCTURAL MEMBER BE CUT. USE CARBIDE—TIPPED DRILLS FOR GYPSUM WALLBOARD PARTITIONS. KEEP OVERCUTTING TO A MINIMUM. MAINTAIN CONTINUITY AND INTEGRITY OF FIRE SEPARATION AT ALL TIMES. GROUT AROUND CONDUITS PASSING THROUGH CONCRETE WALLS AND FLOORS AND MASONRY WALLS. MAKE PATCHES WITH NEAT, TRIMMED EDGES; MATCH ADJACENT EXISTING WORK.
- 18. CONTRACTOR SHALL PROVIDE FLOOR LEVELING AS MAY BE REQUIRED AT SLIDING DOORS, RELITES WITHOUT BASE, CABINET WORK, AND OTHER LOCATIONS REQUIRING LEVEL SUBSTRATE. FEATHER CHANGES IN ELEVATION OVER SUFFICIENT AREA TO LIMIT TRANSITION SLOPE TO 1/8" PER FOOT.
- 19. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK—UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.
- 20. CONTRACTOR SHALL PROVIDE FOR ALL WORK REQUIRED TO MAINTAIN COMPLIANCE WITH LOCAL FIRE CODE. PROVIDE FOR ALL REQUIRED SHOP DRAWINGS AND APPROVALS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING FIRE ALARM SYSTEM AUDIBILITY.
- MECHANICAL AND ELECTRICAL FIXTURES, OUTLETS, ETC., WHEN SHOWN ON THE ARCHITECTURAL DRAWINGS, ARE FOR LOCATION INFORMATION ONLY. MECHANICAL AND ELECTRICAL TO BE DESIGNED BY OTHERS. ALL CIRCUITING COORDINATION TO BE BY OTHERS
- 22. CONTRACTOR IS TO PROVIDE DRAWINGS FOR ARCHITECT'S APPROVAL SHOWING LOCATIONS OF ALL HVAC THERMOSTATS, GRILLES AND DIFFUSERS, FIRE AND SMOKE DETECTION DEVICES INCLUDING SPRINKLERS, SMOKE DETECTORS, FIRE EXTINGUISHERS AND HOSE CABINETS, PLUMBING AND PLUMBING EQUIPMENT.
- 23. ANY CHANGE IN LIGHT FIXTURE PLACEMENT DUE TO INTERFERENCE OF MECHANICAL OR STRUCTURAL COMPONENTS MUST BE APPROVED BY THE ARCHITECT.
- 24. ALL PERMITS INCLUDING FIRE, MECHANICAL, AND ELECTRICAL TO BE FILED SEPARATELY.

- 25. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
- 26. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.
- 27. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- 28. REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
- 29. ALL GLASS SHALL BE CLEAR TEMPERED GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
- 30. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON—COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'—0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
- 31. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR: HVAC, CARPET SEAMING, LIGHTING, CASEWORK.
- 32. MOISTURE TEST REQUIRED FOR ALL ON GRADE SLAB CONDITIONS DURING THE CONSTRUCTION ESTIMATING/BUDGETING PROCESS THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FROM THE BUILDING OWNER DOCUMENTATION AS TO THE VAPOR EMISSIONS RATE (MOISTURE TEST) FOR ALL "ON GRADE SLAB CONDITIONS". THIS INFORMATION SHOULD THEN BE IMMEDIATELY SHARED BETWEEN THE ARCHITECT, THE ARCHITECTS' SELECTED FLOORING REPRESENTATIVE(S), AND FLOORING SUB—CONTRACTOR FOR REVIEW AND APPROVAL OF APPLICABLE MATERIALS AND ANCILLARY INSTALLATION/FINISH PRODUCTS. IF NO MOISTURE TEST CAN BE FURNISHED OR IF FINDING ARE IN QUESTION THE GENERAL CONTRACTOR SHALL PERFORM THE FOLLOWING TESTS:
- A. PROVIDE (3) CALCIUM CHLORIDE MOISTURE TESTS FOR THE FIRST THOUSAND SQUARE FEET AND (1) TEST FOR EVERY ONE THOUSAND SQUARE FEET THEREAFTER AT ALL FLOORS WITHIN SCOPE OF WORK. THE CALCIUM CHLORIDE TEST SHALL BE CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ASTM F 1869 "STANDARD TEST METHOD" FOR MEASURING VAPOR EMISSIONS RATE OF CONCRETE SUN—FLOOR USING ANHYDROUS CALCIUM CHLORIDE. PROVIDE A WRITTEN REPORT OF FINDINGS TO THE ARCHITECT AS NOTED ABOVE.
- B. PROVIDE A PH PENCIL TEST AT ALL FLOORS WITHIN SCOPE OF WORK. PROVIDE A WRITTEN REPORT OF FINDINGS TO THE ARCHITECT AS NOTED ABOVE.
- IF REQUIRED BY THE CALCIUM CHLORIDE TEST, A WATERPROOF MEMBRANE SHALL BE APPLIED TO ALL FLOORS WITHIN THE SCOPE OF WORK. THE WATERPROOF MEMBRANE(S) SHALL BE APPROPRIATED FOR EACH FINISH FLOORING APPLICATION AS SPECIFIED BY THE SPECIFIC FLOORING MANUFACTURER VIA THE ARCHITECT. A LICENSED INSTALLER SHALL BE UTILIZED FOR INSTALLATION/APPLICATION OF EACH SPECIFIC MEMBRANE (AS APPLICABLE TO THE FINISH FLOORING PRODUCT) AND A WRITTEN WARRANTY SHALL BE PROVIDED DOCUMENTING STRICT CONFORMANCE TO THE SPECIFIED MANUFACTURES INSTALLATION REQUIREMENTS TO ENSURE AND UPHOLD ALL PERFORMANCE AND LIFE CYCLE GUARANTEES.
- 33. CONCRETE SLAB ON GRADE REPAIR MINOR SCOPE (100 SQUARE FEET OR LESS)
- WHERE CONCRETE SLAB ON GRADE INFILL AND TRENCHING MUST OCCUR; CONDUCT THE APPROPRIATE UNDER SLAB INVESTIGATION (VIA SONO-GRAPH AND/OR X-RAY) TO LOCATE EXISTING UTILITIES OR OTHER OBSTRUCTIONS THAT SHOULD NOT BE DAMAGED SAW CUT SLAB AT SUBJECT AREA(S) AND PULL BACK THE EXISTING VAPOR BARRIER (II PRESENT) AND PROTECT FOR FUTURE RE-INSTALLATION. EXECUTE THE NECESSARY UNDER SLAB WORK (INCLUDING EXCAVATION), BACKFILL AND RE-COMPACT THE SUBJECT AREA WITH THE PREVIOUSLY HELD MATERIALS (IF THE EXCAVATED MATERIALS ARE NOT SUITABLE FOR RE-INSTALLATION, DISCARD AND PROVIDE NEW FREE DRAINING GRANULAR MATERIAL). RE-COMPACT FILL SOIL TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY (MDD) OBTAINED IN GENERAL ACCORDANCE WITH THE ASTM D 1557 TEST PROCEDURE RE-INSTALL THE EXISTING VAPOR BARRIER AND BIND SEAMS WITH MINIMUM 3" WIDE PRESSURE SENSITIVE TAPE TO ENSURE AN AIR/MOISTURE RESISTANT BOND. ATTACH NEW INFILL TO EXISTING CONCRETE SLAB WITH 18 INCH LONG #4 REBAR AT 24 INCHES ON CENTER EMBEDDED 8 INCHES INTO THE EXISTING CONCRETE SLAB WITH HILTI HY-150 ADHESIVE (OR SIMPSON SET ADHESIVE). REINFORCEMENT SHALL BE INSTALLED PER ADHESIVE MANUFACTURER'S RECOMMENDATIONS. PROVIDE W2 X W2 X 6 X 6 WELDED WIRE FABRIC WITHIN SUBJECT AREA(S). INFILL SLAB TO MATCH THICKNESS OF ADJACENT SURFACE(S) (BUT NOT BE LESS THAN FOUR INCHES THICK) AND #4 DOWELS SHALL BE CENTERED IN SLAB. THE CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH A MAXIMUM WATER CEMENT RATION OF 0.58 AND IS TO BE PLACED LEVEL WITH ADJACENT SURFACES. LET CURE AND PROVIDE MOISTURE TESTING AS SPECIFIED ABOVE.
- IF SCOPE OF WORK INCLUDES STRUCTURAL ELEVATED SLABS CONSULT A STRUCTURAL ENGINEER. REFER TO STRUCTURAL PLANS, IF APPLICABLE, FOR ADDITIONAL SPECIFICATIONS AND REQUIREMENTS.
- 34. CLEAN, REPAIR ANY EXISTING PERIMETER BLINDS AS REQUIRED TO BE IN A FULLY FUNCTIONING & OPERATIONAL MANNER.
- 35. COORDINATE WITH SUB-CONTRACTORS THE LOCATIONS OF ELECTRICAL AND VOICE/DATA OUTLETS, PLUMBING AND OTHER DEVICES WITH LAYOUT AND DESIGN OF CUSTOM CASEWORK.
- 36. CASEWORK SHALL CONFORM TO A.W.I. CURRENT STANDARDS.
- 37. EGRESS LIGHTING SHALL BE DESIGNED BY A LICENSED ELECTRICAL ENGINEER BASED ON FINAL FLOOR PLAN(S) AND THE MOST CURRENT (IN FORCE) ISSUE OF THE IBC, IEC AND LOCAL CODES/ORDINANCES. THE ENGINEER MAY USE THE ARCHITECTS EGRESS MAPS (COMMON PATH OF TRAVEL/EXIT TRAVEL DISTANCE) AS STARTING POINT FOR A BASIS OF DESIGN. HOWEVER, IT SHALL REMAIN THE SOLE RESPONSIBILITY OF THE ENGINEER TO COMPLETE A SCOPE OF WORK THAT ADDRESSES ALL EGRESS LIGHTING I.E.; ROOMS, SPECIALIZED SPACES, PATHWAYS, ETC. PER THE AFOREMENTIONED CODES. FINAL EGRESS LIGHTING QUANTITIES AND LOCATIONS SHALL BE DETERMINED BY BUILDING AND FIRE INSPECTOR'S FIELD PLACEMENT DETERMINATION.

### Symbol Legend:

2306 ROOM NUMBER REFERENCE

REVISION REFERENCE

(2306) DOOR NUMBER REFERENCE.

 $\langle I-10.3 \rangle$  INTERIOR ELEVATION SYMBOL



JOB NORTH

REFERENCE KEY (REFER TO SHEET/KEY NOTES)

DETAIL REFERENCE BUBBLE

JPC ARCHITE

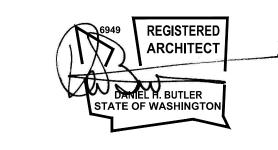


Bellefield Office Park Woodridge Building 1715 114th Ave SE Bellevue, WA 98004

DESIGN DRAWN CHECKED

CA 15-0083

JPC



02-27-2015 Shoreline Permit

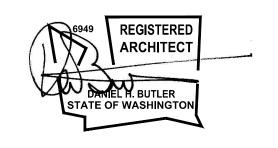
General Notes &

A-0.1

Abbreviations

Bellefield Office Park Woodridge Building 1715 114th Ave SE Bellevue, WA 98004

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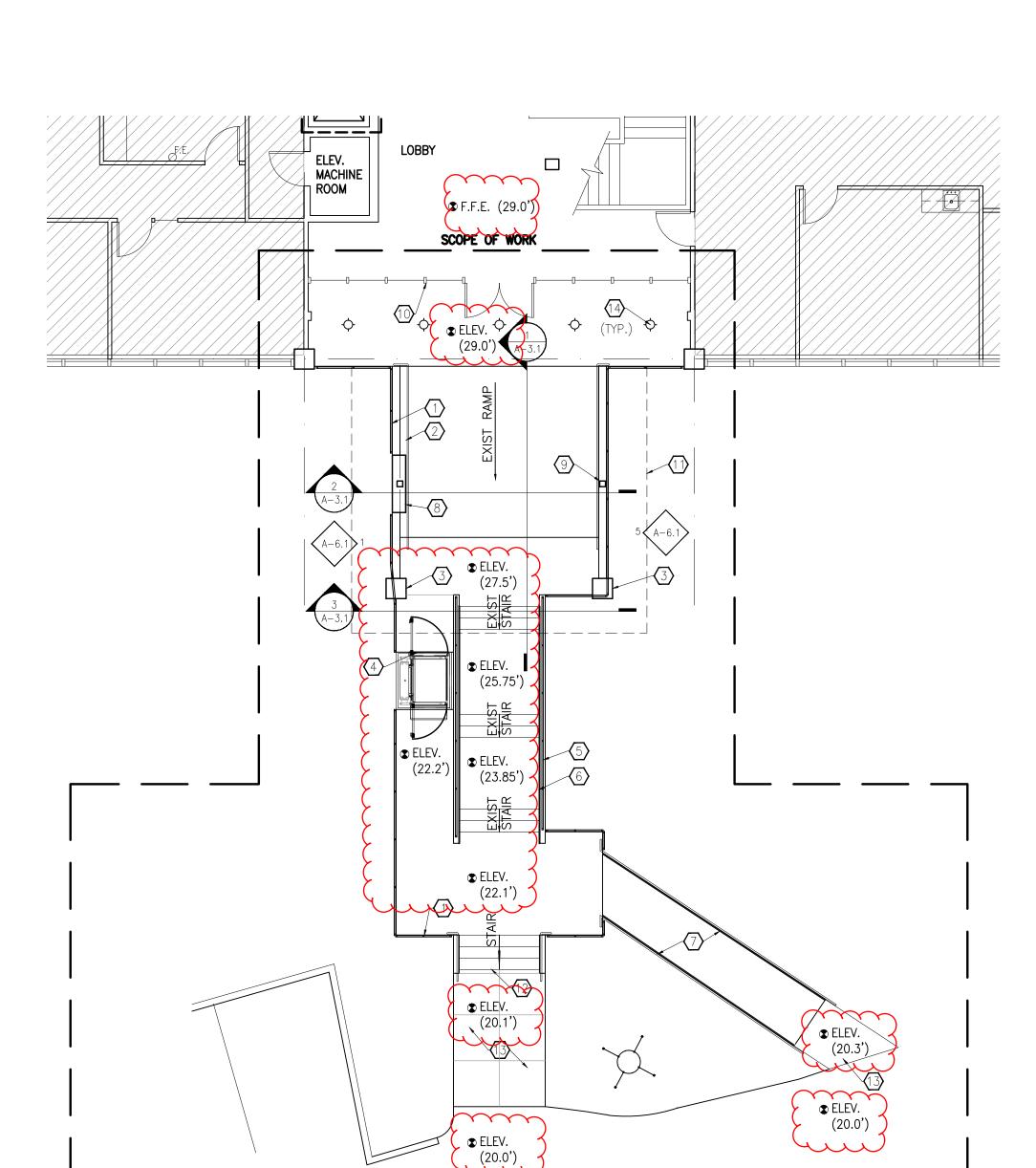
Overall Site Plan

A-1.1

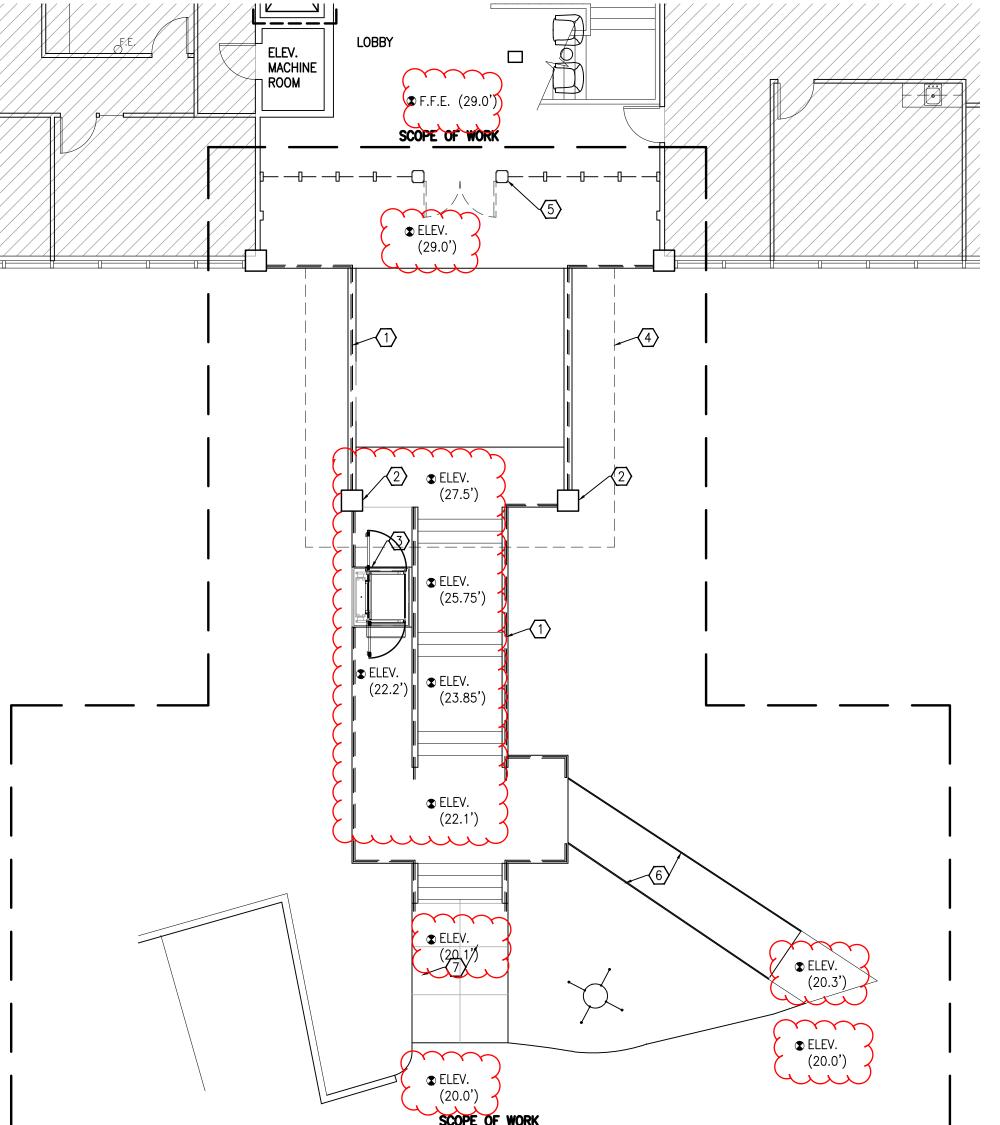
**PORTFOLIO SERVICES** 

A-1.3

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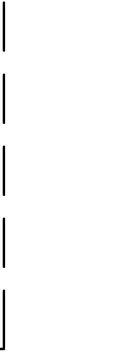




Demolition Site Plan

| Scale: 1/8" = 1'-0"







**Demolition Plan Key Notes:** 

(1) DEMOLISH EXISTING GUARDRAIL AND HANDRAIL

SAWCUT COLUMN TO HEIGHT SHOWN ON SECTION, FLUSH WITH TOP OF EXISTING GRADE BEAM

3 DEMOLISH AND DISPOSE OF EXISTING VERTICAL PLATFORM LIFT

 $\overline{\langle 4 \rangle}$  DEMOLISH CANOPY ABOVE. REFER TO ELEVATIONS.

5 DEMOLISH EXISTING WOOD FRAMED WINDOW WALL AND ENTRY DOORS.

6 EXISTING "GANG PLANK" STEEL RAMP

7 DEMOLISH EXISTING ASPHALT RAMP. CAREFULLY REMOVE ASPHALT FROM EXISTING STAIRS, SALVAGE STAIRS, REMOVE AND DISPOSE OF RAILINGS AND

Site Plan Key Notes:

1 NEW 42" HIGH GUARDRAIL, SIDE-MOUNTED TO CONCRETE WALL

2 STEEL HANDRAIL, 36" AFF, TOP-MOUNTED TO CONCRETE RAMP. HANDRAIL SHALL MEET IBC 1012.6

73> PROVIDE CHAMFERED EDGE ON CONCRETE COLUMN TO MATCH ADJACENT / EDGES. PATCH AND REPAIR DAMAGES.

 $\overline{\langle 4 \rangle}$  Provide and install new ada compliant vertical platform lift. INSTALL PER MANUF. INSTRUCTIONS AND MEET ALL APPLICABLE CODES  $\sqrt{5}$  NEW 42" HIGH GUARDRAIL, TOP-MOUNTED TO CONCRETE WALL WITH TOP

RAIL AND CABLERAIL COMPONENTS  $\langle 6 \rangle$  STEEL HANDRAIL, 36" AFF, ATTACHED TO GUARDRAIL WITH BRACKETS AT

EACH POST. HANDRAIL SHALL MEET IBC 1012.6 (7) STEEL HANDRAIL, 36" AFF, SIDE-MOUNTED TO STEEL PLATE ON EDGE OF

GANG PLANK. HANDRAIL SHALL MEET IBC 1012.6

(8) STEEL FRAMED WALL WITH WOOD CLADDING, SEE SPEC ON A-0.1

(9) NEW TUBE STEEL COLUMN PER STRUCTURAL, PAINTED

 $\langle \overline{10} \rangle$  NEW ALUMINUM STOREFRONT SYSTEM, SEE SPECIFICATIONS ON A-0.1.

 $\langle 11 \rangle$  NEW STEEL AND GLASS CANOPY ABOVE. REFER TO SECTIONS.

12 PATCH AND REPAIR EXIST. STAIRS, CLEAN, PREP, AND PAINT ALL STEEL

(13) DEMO AND DISPOSE OF EXIST. ASPHALT AS NEEDED. PROVIDE NEW 4" SLAB-ON-GRADE CONC. WALK W/ #4 @ 16"O.C. EA. WAY CENTERED W/CONTROL JOINTS AS SHOWN. PATCH AND REPAIR ASPHALT AND CURB AS

RECESSED LED DOWNLIGHT FIXTURE LO4. SEE SPEC ON A-0.1

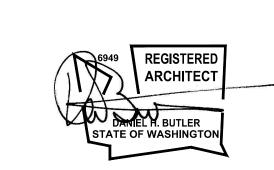
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# Section / Elevation Key Notes:

- 1 NEW LAMINATED GLASS
- 2 NEW STEEL WIDE FLANGE OR "T" JOISTS
- 3 NEW TUBE STEEL COLUMN
- 4 NEW NATURAL STONE VENEER ON STEEL FRAMED WALL
- NEW STEEL RAILING WITH CABLERAIL COMPONENTS, SIDE-MOUNTED TO CONCRETE WALL
- 6 NEW STEEL HANDRAIL
- 7 NEW ALUMINUM STOREFRONT BEYOND
- 8 OUTLINE OF EXISTING CANOPY TO BE DEMOLISHED
- 9 NEW STEEL BEAM



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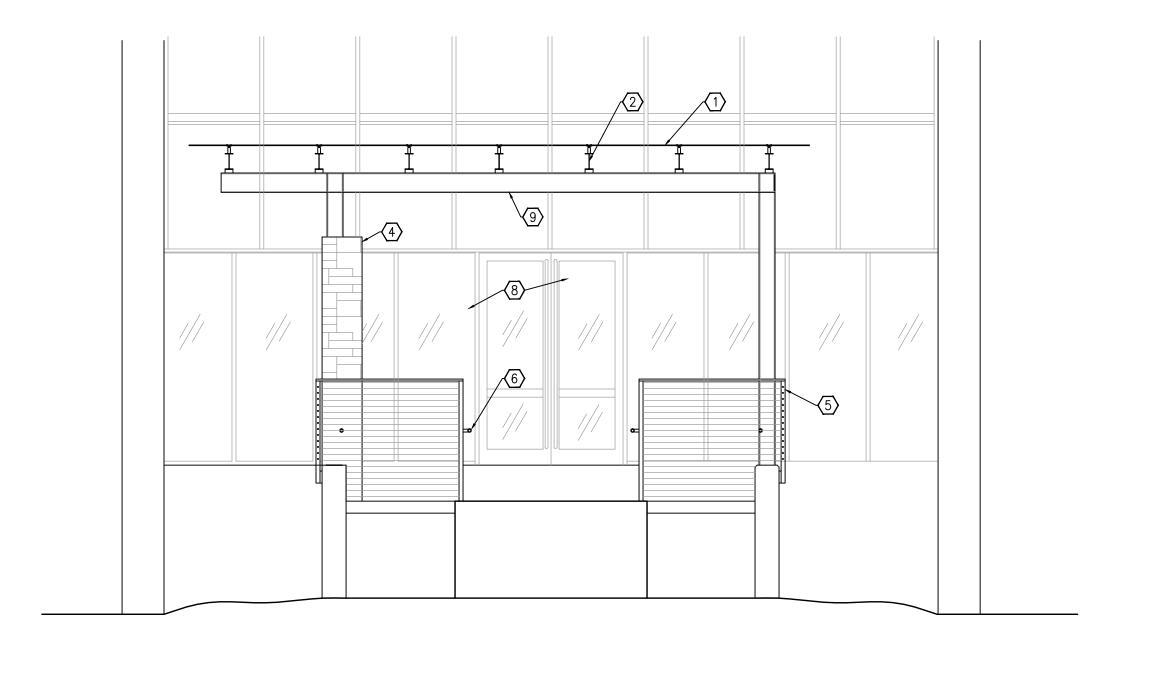
Canopy Sections and Elevations

A-8.2

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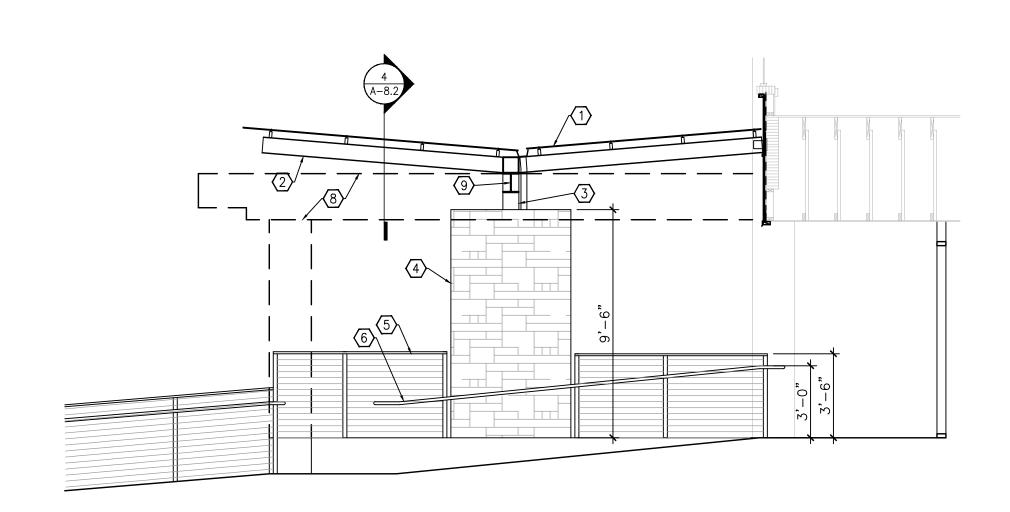
4 Canopy Transverse Section

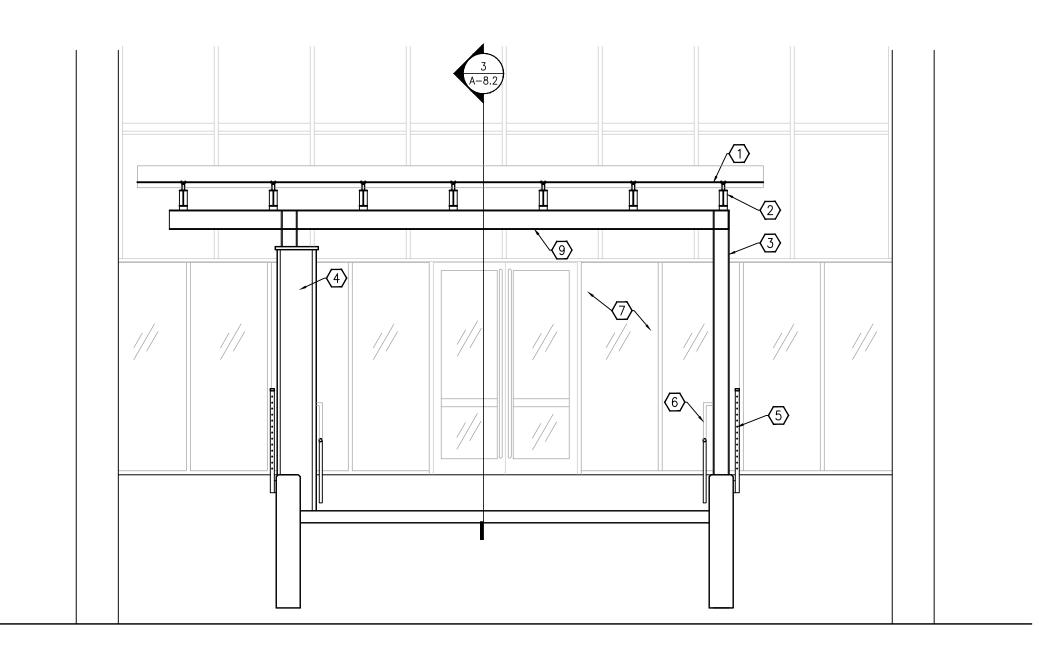
Scale: 1/4'=1'-0"



Canopy Elevation

Scale: 1/4"=1'-0"





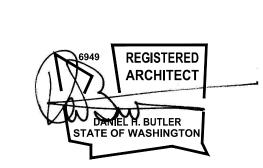
Canopy Longitudinal Section

Scale: 1/4"=1'-0"

ARCHITEC

DRAWN CHECKED

15-0083



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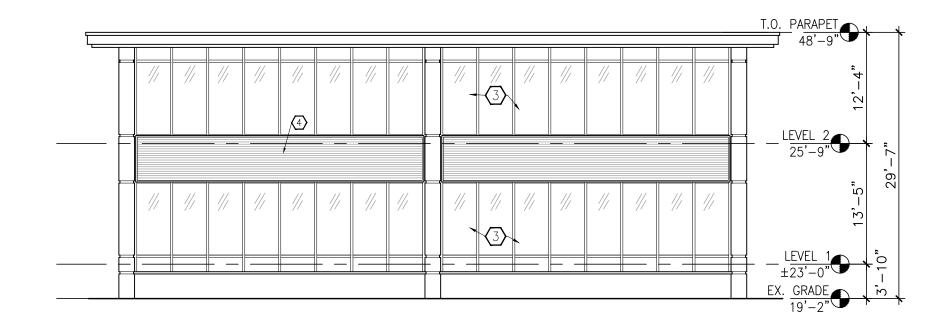
**Exterior Elevations** 

A-8.3

2>-EX. GRADE 19'-2"

# **East Elevation**

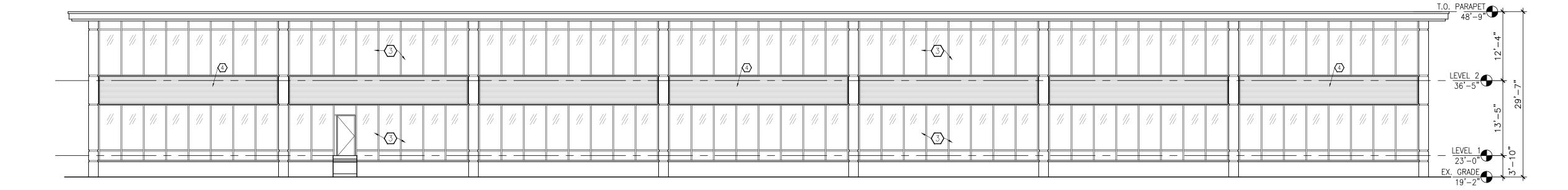
Scale: 3/32"=1'-0"



# South Elevation

Scale: 3/32"=1'-0"

North Elevation Scale: 3/32"=1'-0"



# West Elevation

Scale: 3/32"=1'-0"

# **Elevation Key Notes:**

- NEW STEEL AND GLASS CANOPY
- 2 NEW STOREFRONT GLAZING SYSTEM
- (3) EXISTING WINDOWS
- NEW CORRUGATED HORIZONTAL METAL PANELING. AEP SPAN MINI-V-BEAM 22GA. COLOR: TBD